



232 Matthews Station Street
Matthews, NC 28105
704.847.4411

MOTION # 2016-5

MOTION TO CHANGE: TEXT
 X DISTRICT BOUNDARIES
(IF A CHANGE IN DISTRICT BOUNDARIES, LIST PARCEL(S) AFFECTED)
 193-192-04 corner of Sam Newell and Independence Blvd

PUBLIC HEARING DATE October 10, 2016

PROPOSED ACTION
Change zoning from Conditional to O(CD)

AFFECTED AND/OR ADJACENT PROPERTY OWNERS NOTIFIED by September 26, 2016

ATTACHMENTS INCLUDE tax map outlining the parcel, adjacent property owners within 100ft of the parcel

OTHER COMMENTS: The property is located at 9404 E Independence Blvd. This property is currently in an outdated Conditional zoning category. The property has been owned by the Town since 1996 in order to protect the right-of-way for future widening of Independence. The Town will continue the upkeep on the property until such time that the property is encompassed as part of the Sam Newell fly-over.

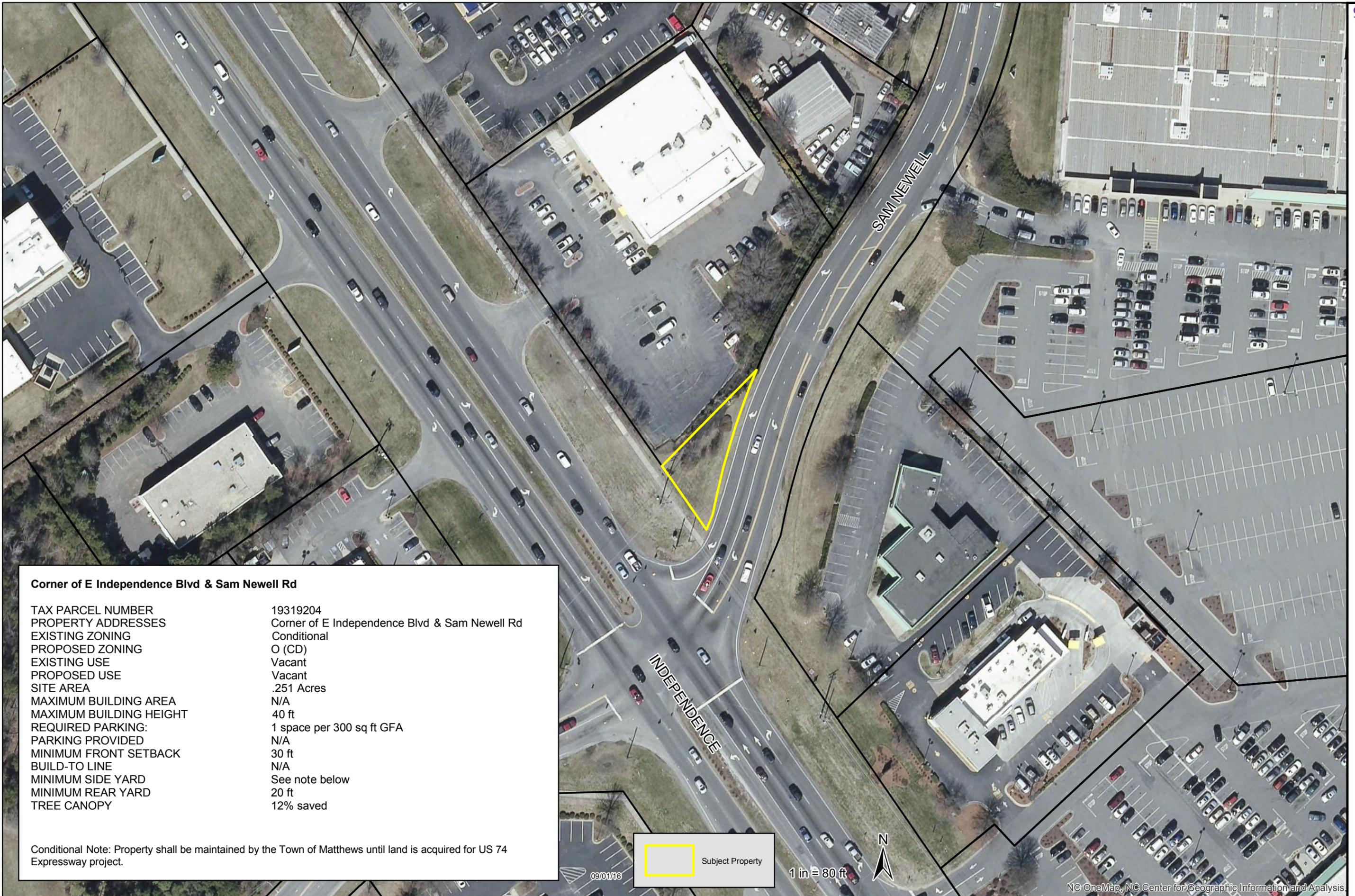
ADJOINING PROPERTY OWBERS

9-28-2016

2016-5

9-28-2016

PARCEL_ID	OWNER_NAME	MAILING_ADDRESS	CITY	STATE	ZIP_CODE
19319204	TOWN OF MATTHEWS,	232 MATTHEWS	MATTHEWS	NC	28105
19319207	% ADVANCE AUTO PARTS, WESTERN AUTO SUPPLY CO,	PO BOX 2710	ROANOKE	VA	24001
19322105	BOYD, GINA PAULETTE BOYD, BRIAN TIMOTHY	179 NIBLICK RD #430	PASO ROBLES	CA	93446
19322106	REALTY INCOME CORPORATION,	ATTN;PM DEPT 1586	SAN DIEGO	CA	92130
19323121	C4 ELION LLC, C/O CROSLAND SOUTHEAST,	201 S COLLEGE ST	CHARLOTTE	NC	28202
19330312	TODD, MICHAEL EUGENE JULIA L TODD,	17900 CULROSS LN	CHARLOTTE	NC	28278

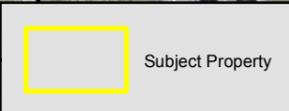


Corner of E Independence Blvd & Sam Newell Rd

TAX PARCEL NUMBER	19319204
PROPERTY ADDRESSES	Corner of E Independence Blvd & Sam Newell Rd
EXISTING ZONING	Conditional
PROPOSED ZONING	O (CD)
EXISTING USE	Vacant
PROPOSED USE	Vacant
SITE AREA	.251 Acres
MAXIMUM BUILDING AREA	N/A
MAXIMUM BUILDING HEIGHT	40 ft
REQUIRED PARKING:	1 space per 300 sq ft GFA
PARKING PROVIDED	N/A
MINIMUM FRONT SETBACK	30 ft
BUILD-TO LINE	N/A
MINIMUM SIDE YARD	See note below
MINIMUM REAR YARD	20 ft
TREE CANOPY	12% saved

Conditional Note: Property shall be maintained by the Town of Matthews until land is acquired for US 74 Expressway project.

09/01/16



1 in = 80 ft



2016-5

Corner of E Independence Blvd & Sam Newell Rd

2016-5